



PLANNING & ZONING COMMISSION

AGENDA REQUEST

AGENDA OF:	3/27/08	AGENDA REQUEST NO:	V B
INITIATED BY:	Harold Ellis, Planner II <i>HE</i>	RESPONSIBLE DEPARTMENT:	PLANNING
PRESENTED BY:	HAROLD ELLIS, PLANNER II	ASSISTANT PLANNING DIRECTOR:	DOUGLAS P. SCHOMBURG, AICP <i>D.P.S.</i>
		ADDITIONAL DEPARTMENT HEAD (S):	N/A
SUBJECT / PROCEEDING:	PERMANENT ZONING FROM INTERIM STANDARD SINGLE-FAMILY RESIDENTIAL TO STANDARD SINGLE -FAMILY RESIDENTIAL (R-1) FOR TELFAIR CENTRAL PUBLIC HEARING; DISCUSSION AND DIRECTION		
EXHIBITS:	VICINITY MAP, EXCERPT FROM APPROVED GENERAL PLAN, APPLICATION, CORRESPONDENCE FROM APPLICANT, LEGAL DESCRIPTION, PUBLIC HEARING NOTICE, SITE EXHIBIT		
CLEARANCES		APPROVAL	
LEGAL:	N/A	DIRECTOR OF PLANNING:	SABINE SOMERS-KUENZEL, AICP <i>AK</i>
RECOMMENDED ACTION			
Public Hearing followed by Discussion and Direction from the Commission			
EXECUTIVE SUMMARY			
<p>This is a request to permanently zone 8.279 acres in the Telfair development from Interim Standard Single-Family Residential (R-1) to R-1. The property is adjacent to the proposed Telfair Central Planned Development (PD) district. More specifically, it is located near the southwest corner of University and New Territory Boulevard, abutting a LID 17 detention pond. The desired use of the land is park and recreational facilities. R-1 is currently the most appropriate zoning district for this type of use. Park and recreational uses are allowed in the R-1 district, but commercial uses would not be permitted. The area is designated on the Telfair General Plan as part of a civic center complex. The permanent R-1 zoning is consistent with the General Plan and is compatible with the surrounding area, as well as the adjacent proposed Planned Development (PD) district.</p>			
CC: kbehrens@newlandcommunities.com File No. 9366			

STAFF REPORT**GENERAL SITE INFORMATION AND ANALYSIS:**

Compliance with Comprehensive Plan	This proposal is not in conflict with the Comprehensive Plan.
Compliance with General Plan	This rezoning request is in compliance with the Telfair General Plan.
Subject Property	Interim Standard Single Family Residential (R-1)
Surrounding Property Zoning	North: Interim Standard Single-Family Residential (R-1) South: Interim Single-Family Residential (R-1) East: Interim Standard Single-Family Residential (R-1) West: Standard Single-Family Residential (R-1)
Surrounding Land Use	North: Undeveloped South: Detention East: Undeveloped – Proposed PD for Museum site West: Detention

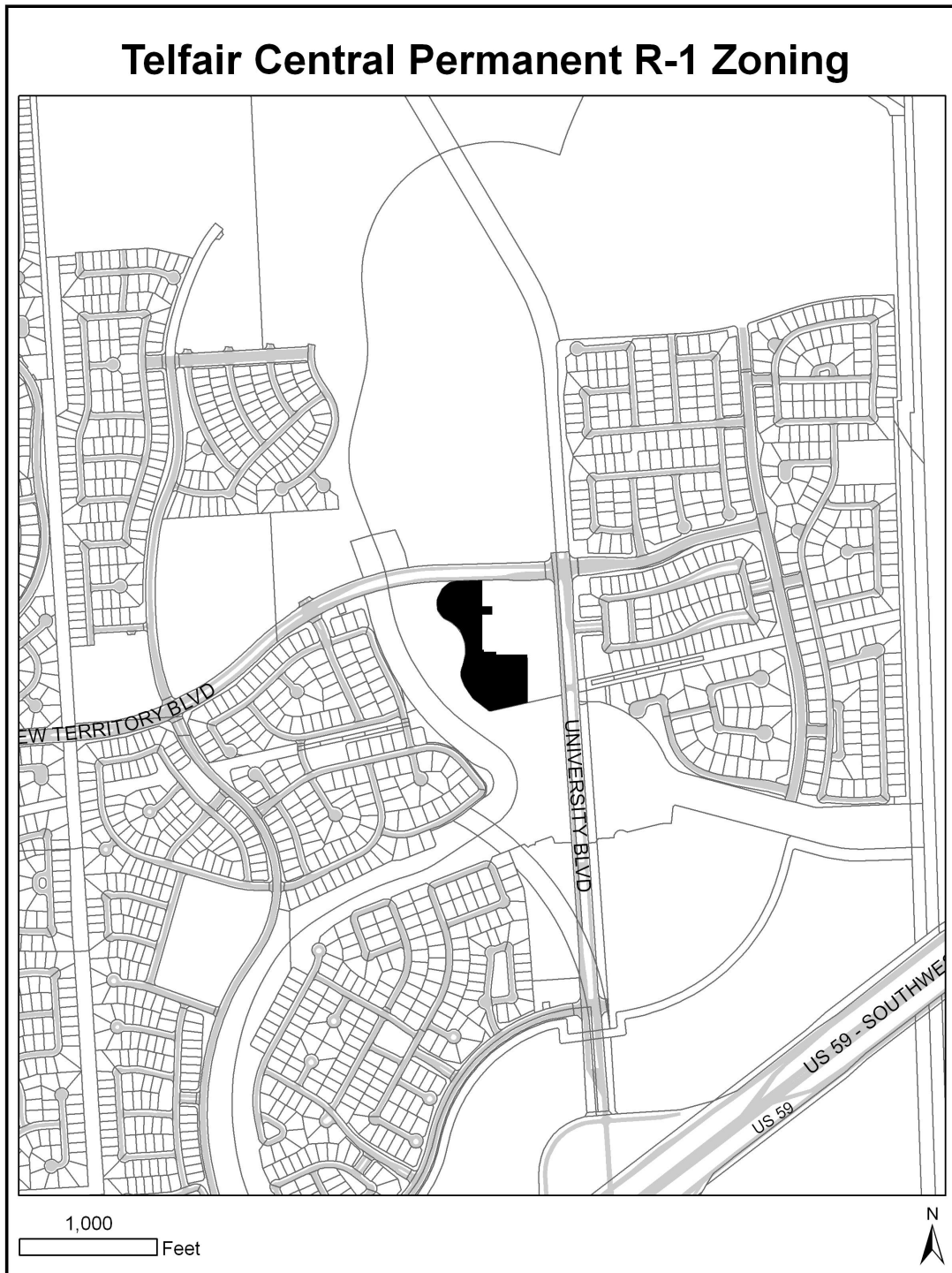
PUBLIC HEARING:

Notice of the Public Hearing was published in a newspaper of general circulation as required by State law. All property owners and potentially affected interests within 200 feet of the proposed site, consisting of Newland Communities and LID 17, were notified. Notice of the Public Hearing was also posted on the City of Sugar Land's Internet home page. At the time of this report there have been no inquiries from the public.

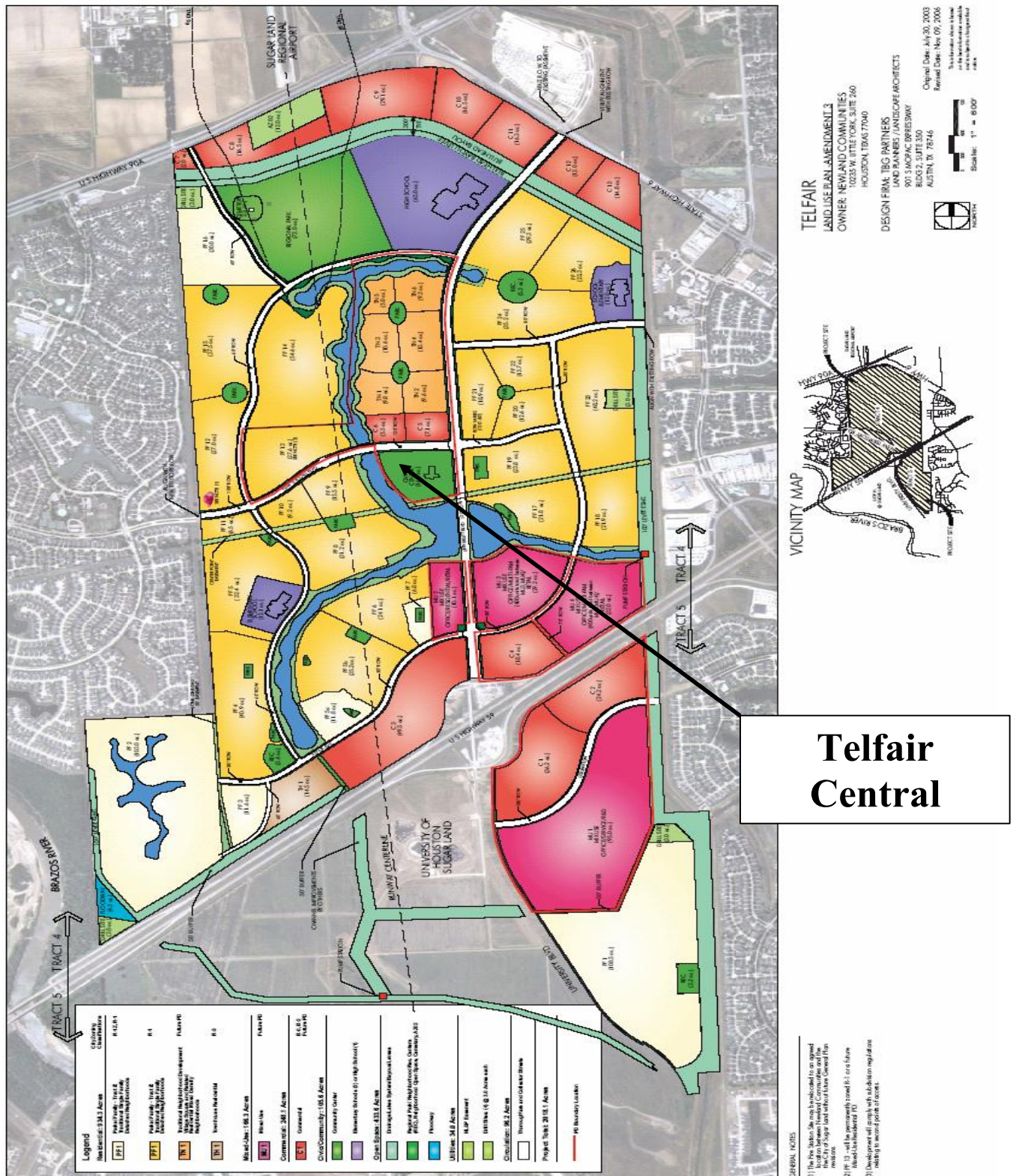
POINTS FOR CONSIDERATION:

- **Consistent with Telfair General Plan**
- **Compatible with surrounding area**

Vicinity Map:



**Excerpt from approved Telfair General Plan (Amendment No. 3):
Approved December 19, 2006**



Application:



RECEIVED

FEB 18 2008

**CURRENT PLANNING DIVISION
CONDITIONAL USE PERMIT OR REZONING APPLICATION**

PLANNING

Please type or print the following information & Return your submittal to the Development Services Department (Current Planning Division), 2700 Town Center Blvd. North, Sugar Land, TX 77479, Attention: Gretchen Pyle

Applicant

Contact LJA Engineering & Surveying, Inc. Attention: Jason M. Kelly, P.E.
Address 2929 Briarpark Drive, Suite 600, Houston, TX 77042
Phone (713) 953-5064 **Fax** (713) 953-5026
Email jkelly@ljaengineering.com

Owner

Contact NNP-Telfair, LP Attention: Keith Behrens, P.E.
Address 10235 West Little York, Suite 300, Houston, TX 77040
Phone (713) 575-9000 **Fax** (713) 575-9001
Email kbehrens@newlandcommunities.com

Property Legal Description _____ **See Attached** X

Lot _____ **Block** _____ **Subdivision** Telfair Central

Current Zoning District Temporary R-1 **Proposed Zoning District, if applicable** R-1

If this is a CUP application: ☐ new building ☐ existing building

Proposed Use (CUP only) _____

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. **This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request.**

X

Signature of Applicant

2/14/08
Date

Submittal Requirements (Submittal Deadline is Monday at 3:00 p.m.):

- ☒ Three (3) copies of the completed application
- ☒ Check for \$1,000.00 (non-refundable) \$400 if CUP is in MUC District
- ☒ Metes and bounds of the site and county slide number of plat, if recorded
- ☒ Two (2) 24" x 36" blue-line copies and two (2) 11" x 17" copies of the CUP layout plan or the property to be rezoned, including a vicinity map and north arrow on each copy
- ☒ Two (2) copies of a letter stating the applicant's request and addressing issues relating to a CUP including traffic circulation, parking, plan of operation, and other pertinent information
- ☒ Names and mailing addresses of all property owners and tenants within 200 feet of site, including owner and applicant

Please note: A courtesy notification sign will be placed on the subject property during the public hearing process and will be removed when the case has been processed.

Applicant Correspondence:

LJA Engineering & Surveying, Inc.

2929 Briarpark Drive Phone 713.953.5200
Suite 600 Fax 713.953.5026
Houston, Texas 77042-3703 www.ljaengineering.com

LJA
RECEIVED
FEB 18 2008
PLANNING

February 15, 2008

Ms. Gretchen Pyle
Development Review Coordinator
City of Sugar Land
2700 Town Center Blvd. North, Ste. 259
Sugar Land, TX 77479

Re: Rezoning Application
Telfair Central
Fort Bend County MUD No. 138
City of Sugar Land
Fort Bend County, Texas
LJA Job No. 1800-1013A (6.1)

Dear Ms. Pyle:

This letter is to request rezoning of NNP-Telfair, LP's Telfair Central from Temporary R-1 to R-1.

NNP – Telfair, LP is the current owner of all the property within the requested Rezone area. NNP-Telfair, LP, the City of Sugar Land and Fort Bend County Levee Improvement District No. 17 are the owners of all property within 200 feet around the requested Rezone.

Owners

NNP – Telfair, LP
10235 West Little York, Suite 300
Houston, Texas 77040
Phone 713.575.9000

City of Sugar Land
P.O. Box 5029
Sugar Land, Texas 77479

Fort Bend County LID No. 17
c/o Lynne Humphries
Allen Boone Humphries Robinson LLP
Phoenix Tower
3200 Southwest Freeway, Ste. 2600
Houston, Texas 77027
Phone 713.860.6465

Applicant

LJA Engineering & Surveying, Inc.
2929 Brairpark Drive, Suite 600
Houston, Texas 77042
Phone: 713.953.5200

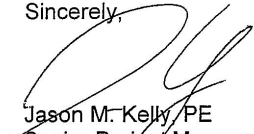


Applicant Correspondence Page Two:

Ms. Gretchen Pyle
February 15, 2008
Page 2

Should you have any questions, please contact me at 713.953.5064.

Sincerely,



Jason M. Kelly, PE
Senior Project Manager

JMK/rca

Copy: Mr. Keith Behrens, PE, NNP-Telfair, LP

Legal Description (metes and bounds):

February 14, 2008
Job No. 1800-1013A

DESCRIPTION OF 8.279 ACRES

Being 8.279 acres of land located in the Alexander Hodge League, Abstract 32, Fort Bend County, Texas, more particularly being a portion of the residue of a called 1651.239 acre tract conveyed to NNP-Keepsake, L.P., by instrument of record under File No. 2003149525, Official Public Records, of said Fort Bend County (F.B.C.O.P.R.), said NNP-Keepsake, L.P. now known as NNP-Telfair LP, by instrument of record under File No. 2006007940, F.B.C.O.P.R., said 8.279 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 1993 adjustment);

COMMENCING for reference at the intersection of the southerly line of that certain 80-foot wide utility easement of record under File No. 2004131587, F.B.C.O.P.R. with the west right-of-way line of University Boulevard Phase One, a subdivision of record in Plat No. 20060062, Plat Records, of said Fort Bend County (F.B.C.P.R.), also being on a northerly line of that certain called 86.591 acre tract conveyed to Fort Bend County Levee Improvement District No. 17 by instrument of record under File No. 2008014459, F.B.C.O.P.R.;

Thence, along the common line of said 80-foot wide utility easement and the northerly line of said 86.591 acre tract, South 77° 21' 33" West, 183.66 feet to the POINT OF BEGINNING;

Thence, continuing along said common line, South 77° 21' 33" West, 344.61 feet to a point for corner, the beginning of a curve;

Thence, leaving said common line with the northerly line of said 86.591 acre tract, the following fourteen (14) courses:

- 1) 25.01 feet along the arc of a tangent curve to the right having a radius of 30.00 feet, a central angle of 47° 46' 03", and a chord that bears North 78° 45' 26" West, 24.29 feet to a point for corner, the beginning of a compound curve;

Legal Description (metes and bounds) Page 2:

8.279 acres

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- 2) 137.22 feet along the arc of a tangent curve to the right having a radius of 1325.72 feet, a central angle of $05^{\circ} 55' 49''$, and a chord that bears North $51^{\circ} 54' 30''$ West, 137.16 feet to a point for corner, the beginning of a compound curve;
- 3) 53.16 feet along the arc of a tangent curve to the right having a radius of 122.00 feet, a central angle of $24^{\circ} 57' 54''$, and a chord that bears North $36^{\circ} 27' 39''$ West, 52.74 feet to a point for corner, the beginning of a reverse curve;
- 4) 31.76 feet along the arc of a tangent curve to the left having a radius of 122.00 feet, a central angle of $14^{\circ} 54' 56''$, and a chord that bears North $31^{\circ} 26' 10''$ West, 31.67 feet to a point for corner, the beginning of a reverse curve;
- 5) 135.01 feet along the arc of a tangent curve to the right having a radius of 200.00 feet, a central angle of $38^{\circ} 40' 40''$, and a chord that bears North $19^{\circ} 33' 18''$ West, 132.46 feet to a point for corner;
- 6) North $00^{\circ} 12' 58''$ West, 50.86 feet to a point for corner;
- 7) North $03^{\circ} 02' 50''$ East, 107.58 feet to a point for corner, the beginning of a curve;
- 8) 243.25 feet along the arc of a tangent curve to the left having a radius of 200.00 feet, a central angle of $69^{\circ} 41' 09''$, and a chord that bears North $31^{\circ} 47' 44''$ West, 228.53 feet to a point for corner, the beginning of a reverse curve;
- 9) 156.51 feet along the arc of a tangent curve to the right having a radius of 200.00 feet, a central angle of $44^{\circ} 50' 15''$, and a chord that bears North $44^{\circ} 13' 11''$ West, 152.55 feet to a point for corner;
- 10) North $21^{\circ} 48' 03''$ West, 22.74 feet to a point for corner, the beginning of a curve;

Legal Description (metes and bounds) Page 3:

8.279 acres

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- 11) 102.67 feet along the arc of a tangent curve to the right having a radius of 165.00 feet, a central angle of $35^{\circ} 39' 11''$, and a chord that bears North $03^{\circ} 58' 28''$ West, 101.02 feet to a point for corner, the beginning of a compound curve;
- 12) 22.53 feet along the arc of a tangent curve to the right having a radius of 50.00 feet, a central angle of $25^{\circ} 49' 18''$, and a chord that bears North $26^{\circ} 45' 46''$ East, 22.34 feet to a point for corner, the beginning of a curve;
- 13) 93.36 feet along the arc of a non-tangent curve to the right having a radius of 145.00 feet, a central angle of $36^{\circ} 53' 21''$, and a chord that bears North $58^{\circ} 34' 53''$ East, 91.75 feet to a point for corner;
- 14) North $77^{\circ} 29' 20''$ East, 44.77 feet to a point for corner on the south right-of-way line of New Territory Boulevard – Telfair, a subdivision of record in Plat No. 20060061, F.B.C.P.R.;

Thence, along said south right-of-way line, North $88^{\circ} 26' 05''$ East, 252.75 feet to a point for corner;

Thence, leaving said south right-of-way line, South $01^{\circ} 04' 56''$ East, 219.69 feet to a point for corner;

Thence, North $88^{\circ} 55' 03''$ East, 88.95 feet to a point for corner;

Thence, South $01^{\circ} 04' 56''$ East, 62.62 feet to a point for corner;

Thence, South $43^{\circ} 55' 03''$ West, 1.41 feet to a point for corner;

Thence, South $88^{\circ} 55' 04''$ West, 75.01 feet to a point for corner;

Thence, South $01^{\circ} 05' 17''$ East, 209.00 feet to a point for corner;

Legal Description (metes and bounds) Page 4:

8.279 acres

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Thence, North 88° 55' 04" East, 10.07 feet to a point for corner;

Thence, South 46° 04' 56" East, 1.41 feet to a point for corner;

Thence, South 01° 04' 56" East, 17.00 feet to a point for corner;

Thence, North 89° 04' 46" East, 109.42 feet to a point for corner;

Thence, South 01° 04' 56" East, 27.67 feet to a point for corner;

Thence, North 88° 33' 47" East, 244.85 feet to a point for corner;

Thence, South 03° 56' 06" East, 347.61 feet to the POINT OF BEGINNING and containing 8.279 acres of land.



LJA Engineering & Surveying, Inc.

Public Hearing Notice:

NOTICE OF PUBLIC HEARING

**REQUEST FOR PERMANENT ZONING
OF APPROXIMATELY 8.279 ACRES, TO BE KNOWN AS TELFAIR CENTRAL,
LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF
UNIVERSITY BLVD AND NEW TERRITORY BLVD,
TO STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT**

NOTICE OF PUBLIC HEARING REGARDING THE PROPOSED PERMANENT ZONING OF APPROXIMATELY 8.279 ACRES OF LAND FROM AN INTERIM R-1 ZONING DISTRICT TO STANDARD SINGLE-FAMILY RESIDENTIAL (R-1) DISTRICT, BEING LOCATED NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF UNIVERSITY BLVD AND NEW TERRITORY BLVD (AS SHOWN ON THE ATTACHED MAP), LOCATED WITHIN THE BOUNDARY OF THE AREA KNOWN AS TELFAIR (FORMER SUGAR LAND TRACT FOUR), BEING APPROXIMATELY 1,651.23 ACRES OF LAND LOCATED WITHIN THE M.M. BATTLE LEAGUE, ABSTRACT NO. 9 AND THE ALEXANDER HODGE LEAGUE, ABSTRACT NO. 32, FORT BEND COUNTY, TEXAS; CONVEYED TO THE STATE OF TEXAS, FOR THE USE AND BENEFIT OF THE PERMANENT SCHOOL FUND, BY AN INSTRUMENT OF RECORD IN FILE NO. 2003023371 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS

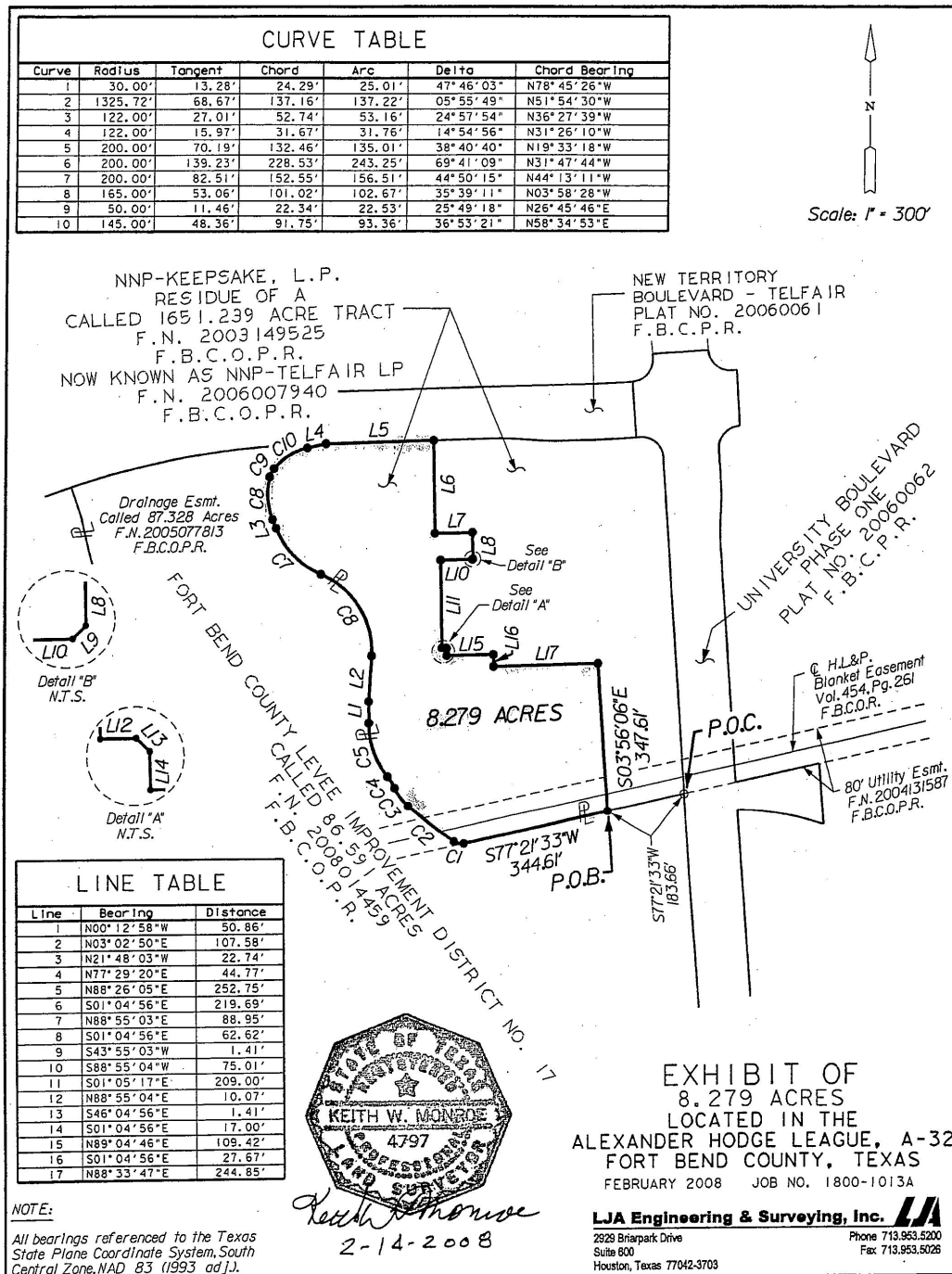
PURPOSE: One (1) public hearing shall be held at which all persons interested in the proposed Permanent Zoning shall be given an opportunity to be heard.

WHERE: CITY OF SUGAR LAND CITY COUNCIL CHAMBER
CITY HALL
2700 TOWN CENTER BOULEVARD NORTH
SUGAR LAND, TEXAS

WHEN: CITY OF SUGAR LAND
PLANNING AND ZONING COMMISSION MEETING
7:00 P.M., MARCH 27, 2008

DETAILS OF THE PROPOSED ZONING MAY BE OBTAINED BY CONTACTING THE CITY OF SUGAR LAND PLANNING OFFICE AT (281) 275-2218 OR BY EMAIL AT PLANNING@SUGARLANDTX.GOV. THE PLANNING OFFICE IS OPEN MONDAY THROUGH FRIDAY FROM 8:00 O'CLOCK A.M. TO 5:00 O'CLOCK P.M., AND IS LOCATED AT CITY HALL, 2700 TOWN CENTER BOULEVARD NORTH, SUGAR LAND, TEXAS. PLEASE CONTACT US IF YOU WISH TO SET UP AN APPOINTMENT TO GO OVER ADDITIONAL DETAILS IN PERSON.

Site Exhibit:



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2/14/2008